

Tres Suenos Unit 14

City of El Paso — City Plan Commission — 11/16/2017

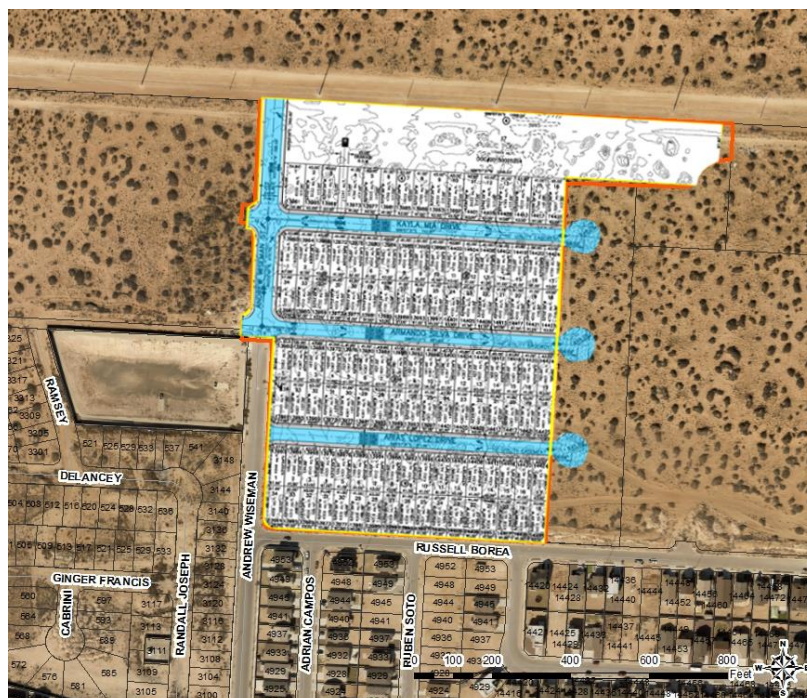
SUSU17-00083 — Major Preliminary



STAFF CONTACT:	Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
PROPERTY OWNER:	JNC Development, and Tropicana Development Inc.
REPRESENTATIVE:	CEA Group
LOCATION:	North of Montana & East of Andrew Wiseman, District 5
ACREAGE:	19.95
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	1. Modification to waive the required DSC Cross-section for a residential subcollector street.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 19.95 acres of vacant land into 118 residential lots and one stormwater pond. Primary access to the proposed subdivision is from Andrew Wiseman. The subject property lies within the Land Study and complies to its standards. This subdivision has been granted vested rights and is being reviewed under the previous subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is APPROVAL of Tres Suenos Unit 14 on a major preliminary basis.



The applicant is requesting the following modification request:

- The applicant proposes to construct a fifty-two foot local street which is in character of the current DSC standards for the 32' Local Residential 3 cross-section.

[illegible]

R.O.W. LINE

52' ROW

10'

5' 5' 16' 16' 5' 5'

CONCRETE SIDEWALK PARKWAY

4" ROLLED CONC. CURB & GUTTER

SUBGRADE COMPACTED TO 95% AS PER ASTM D-1557

C.S.B.C. COMPACTED TO 100% AS PER ASTM D-1557

HMAC

4" ROLLED CONC. CURB & GUTTER

PARKWAY CONCRETE SIDEWALK

SLOPE

SLOPE

TYPICAL 52' ROW STREET SECTIONS DETAIL
(RESIDENTIAL COLLECTOR)

SCALE: N.T.S.

Section 19.04.170.A2-A3

2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.2: New / Existing neighborhoods should have a mix of housing types which include small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units and accessory units.	No, the applicant does not propose a mix of housing types. Only single-family detached homes are proposed and lot sizes are similar.
2.2.5.a: Ideally, 50% of new residences will be within a ¼-mile radius of at least 4 diverse uses such as community-serving retail, services, civic / community facilities, and food retail.	No, the applicant does not propose location of such diverse uses within a ¼-mile radius. Additionally, the subject residential subdivision lies beyond a ¼-mile of such diverse uses.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the applicant proposes ten connections to the existing street network where ever practical.

NEIGHBORHOOD CHARACTER: Subject property is zoned P-R-I. Properties adjacent to the subject property are zoned P-R-I. Surrounding land uses are residential districts. The nearest school is Purple Heart Elementary (0.53 miles). The nearest park is Dreamland Park (0.35 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

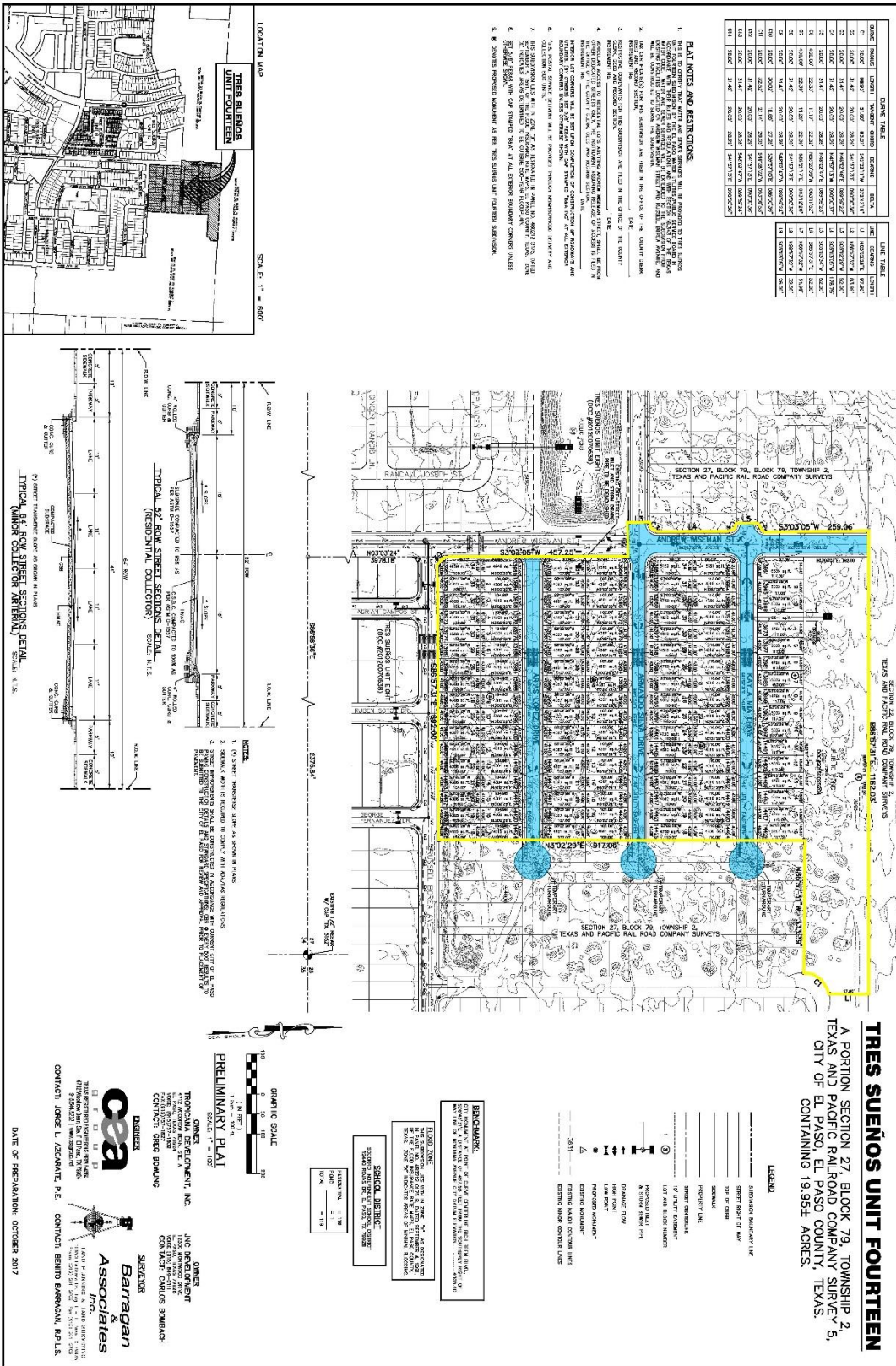
PLAT EXPIRATION:

This application will expire on **May 15, 2018**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

ATTACHMENTS:

1. Preliminary Plat
2. Modification Request Letter
3. Modification Request
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

October 10, 2017

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz
Lead Subdivision Planner

Reference: Tres Sueños Unit Fourteen – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

A modification request for Chapter 19.16.020.B.1a.(4) shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 4-inch rolled curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', is written over the printed name.

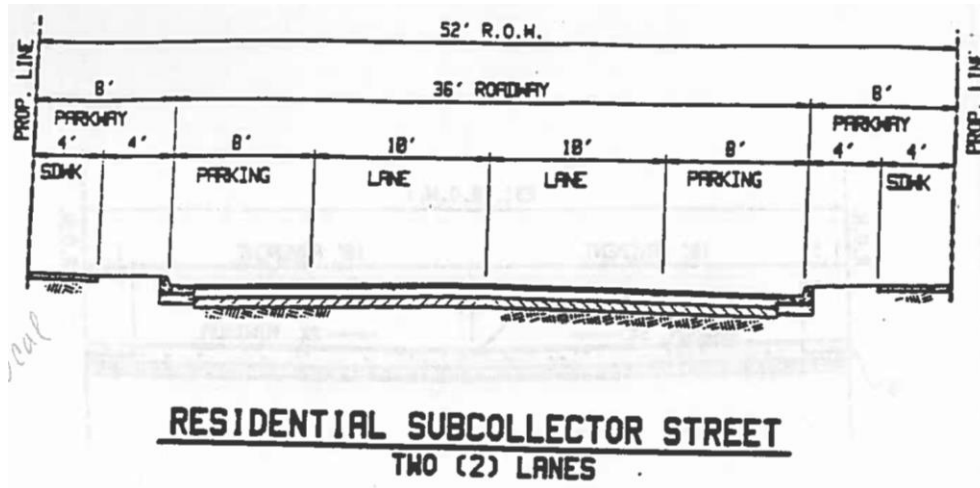
Jorge L. Azcarate, P.E.
Project Manager

I-2025-013.cep_mod.request.no.09october17
JLA/jla

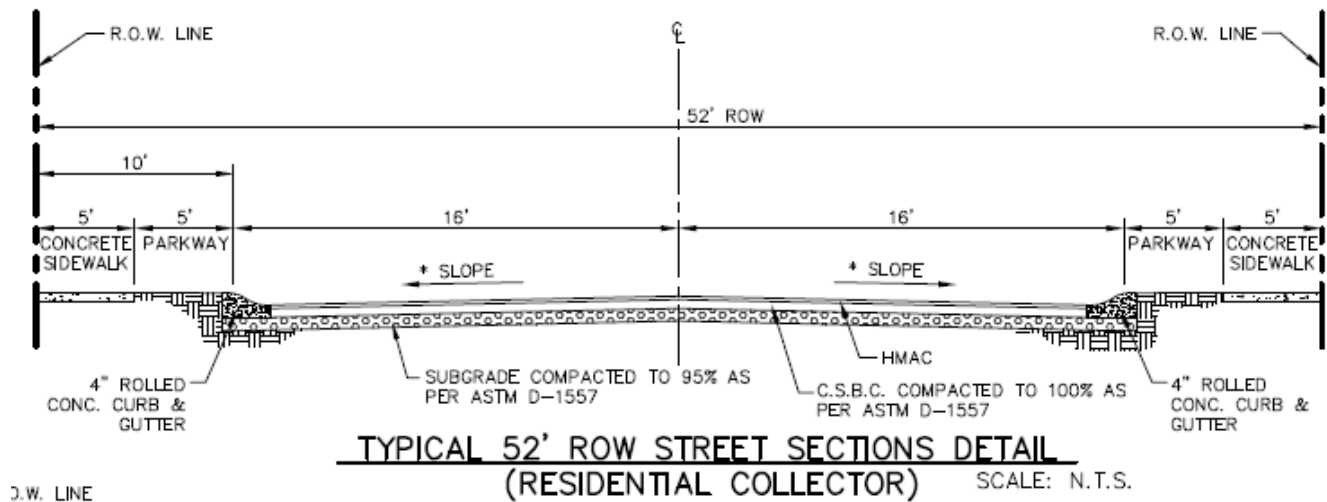
engineers • architects • planners

ATTACHMENT 3

Required



Proposed



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 10/24/17 A.C. FILE NO. SUSU17-00083

SUBDIVISION NAME: TRES SUEÑOS UNIT FOURTEEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD
COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

Property Land Uses:		ACRES	SITES		ACRES	SITES
Single-family		<u>12.42</u>	<u>118</u>	Office		
Duplex				Street & Alley	<u>3.50</u>	<u>4</u>
Apartment				Ponding & Drainage	<u>4.03</u>	<u>1</u>
Mobile Home				Institutional		
P.U.D.				Other (specify below)		
Park						
School						
Commercial				Total No. Sites	<u>123</u>	
Industrial				Total (Gross) Acreage	<u>19.95</u>	

3. What is existing zoning of the above described property? P-R1 Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm sewer infrastructure to capture run off and discharge into proposed ponding area.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception
SEE MODIFICATION LETTER ATTACHED.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- Tropicana Development, Inc. 4712 Woodrow Bean St. A El Paso Texas 79924. (915) 757-1802
12. Owner of record JNC Development, 12300 Montwood Drive, El Paso Texas 79928, (915) 849-0111,
(Name & Address) (Zip) (Phone)
13. Developer JNC Development 12300 Montwood Drive, El Paso Texas 79928, (915) 849-0111
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F, El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

JNC Development _____

Tropicana Development, Inc. _____

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: No objections to proposed subdivision.

Capital Improvement Department- Parks and Recreation

We have reviewed **Tres Sueños Unit Fourteen**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **118 Single-family** dwelling lots and although it does not include any parkland dedication, this subdivision is part of the Tres Sueños Land Study and Developer(s) have dedicated enough "Parkland" to comply with the minimum parkland requirements for this plat application and still have **2.55 Acres** or **255 Dwelling Units** of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso & Tres Sueños Unit #15 "Park site" is currently under construction therefore, based on the following parkland calculations, this subdivision meets the minimum parkland requirements per ordinance Chapter 19.20 - Parks and Open Space.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Under Construction)	<u>3.04 Acres</u>	or	<u>304 Dwelling Units</u>
Total Parkland Dedication Credits: 18.99 Acres or 1899 Dwelling Units			

Total Required Parkland calculations:

Tres Sueños #1 =	151 Units requires	1.51 Acres
Tres Sueños #2 =	128 Units requires	1.28 Acres
Tres Sueños #3 =	101 Units requires	1.01 Acres
Tres Sueños #4 =	172 Units requires	1.72 Acres
Tres Sueños #5 =	136 Units requires	1.36 Acres
Tres Sueños #6 =	138 Units requires	1.38 Acres

Tres Sueños #7 = 144 Units requires 1.44 Acres
 Tres Sueños #8 = 142 Units requires 1.42 Acres
 Tres Sueños #9 = Multi-family 0.00 Acres - Park Fees \$135,320.00
 Tres Sueños #10 = 162 Units requires 1.62 Acres
 Tres Sueños #11 = 47 Units requires 0.47 Acres
 Tres Sueños #12 = 83 Units requires 0.83 Acres
 Tres Sueños #14 = 118 Units requires 1.18 Acres
 Tres Sueños #15 = 122 Units requires 1.22 Acres
 Total Requirements **16.44 Acres**

Total Parkland Dedication Credits: **18.99 Acres** or **1899 Dwelling Units**
 Total Requirements **16.44 Acres** or **1644 Dwelling Units**
 Remaining Parkland Credits: **2.55 Acres** or **255 Dwelling Units**

This subdivision is located with-in "Park Zone": **E-8**
 Nearest Park: **Dreamland Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal District

No objections. Change the following Block numbers: Change Block 1 to Block 53. Change Block 2 to Block 54. Change Block 3 to Block 55. Change Block 4 to Block 56.

El Paso Water

We have reviewed the subdivision and provide the following comments:

El Paso Water Utilities (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 8-inch diameter water main extending along the north side of Russell Borea Ave., approximately 4-feet north of and parallel to the center line of Russell Borea Ave., then turns south at Adrian Campos St. This water main is available for main extensions.

An 8-inch water main extension is required along Russell Borea Ave. west of Adrian Campos.

There is an existing 16-inch diameter water main extending along the north side of Russell Borea Ave., approximately 18-feet south of and parallel to the northern right-of-way line of Russell Borea Ave. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 16-inch diameter water main extending along the east side of Andrew Wiseman St., approximately 24-feet west of and parallel to the eastern right-of-way line of Andrew Wiseman St. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along the south side of Russell Borea Ave., approximately 8-feet south of and parallel to the center line of Russell Borea Ave. This sanitary sewer main is available for main extensions.

There is an existing 12-inch diameter sanitary sewer main that extends along the west side of Andrew Wiseman St., approximately 8-feet west of and parallel to the center line of Russell Borea Ave., the 12-inch sanitary sewer main ends approximately 500-feet north of Russell Borea Ave. This sanitary sewer main is available for main extensions.

General:

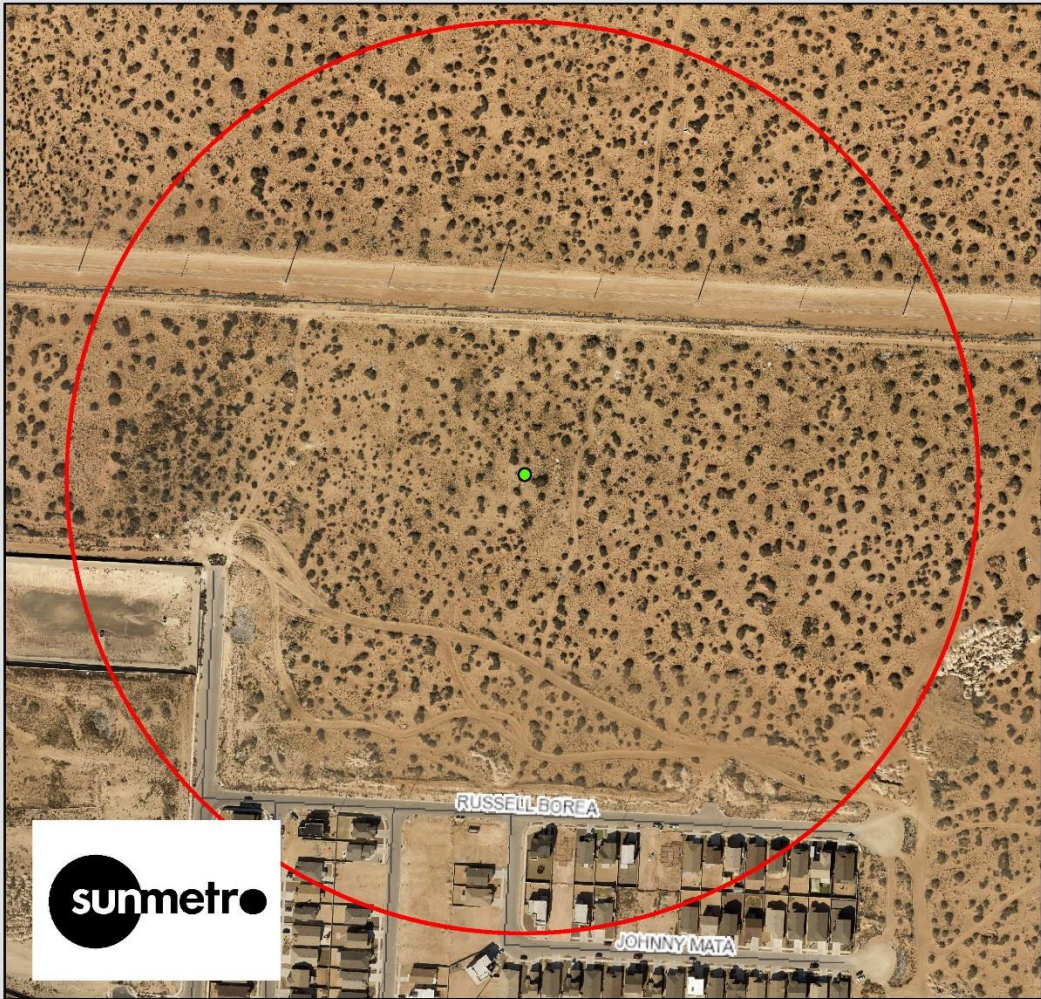
EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

Sun Metro

Sun Metro does not oppose this request.

Tres Suenos Unit Fourteen - Case Review



1000 ft. Transit Buffer

Property Location

0 125 250 500 750 1,000 Feet

Proposed Brio Station

Bus Stop



Sun Metro does not oppose this request.

Case No: [SUSU17-00083](#)

Cartography By: Michael J. Villa on 11/3/17
Data Source: City of El Paso/Sun Metro